



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-23-052 1306 N LAKE WAY

MEETING: MAY 10, 2023

ZON-23-052 1306 N LAKE WAY—VARIANCES. The applicant, James A. & Patricia Q. Read, have filed an application requesting Town Council review and approval for (2) variances to (1) install a boat lift within the required marine structure setback and (2) to exceed maximum dock width.

Applicant: James A. & Patricia Q. Read
Professional: Isiminger & Stubbs Engineering (Mark Powell PE)
Representative: James Crowley

THE PROJECT:

The applicant has submitted plans, totaling 8 sheets entitled "Proposed Decked Boat Lift", as prepared by **Isiminger & Stubbs Engineering** dated March 27, 2023.

The following is the scope of work for the Project:

- Installation of new boat lift.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **VARIANCE 1: Sec. 62-74(2):** A variance to install a platform boatlift with a 15'-9" setback in lieu of the 25' setback required, in conjunction with an existing dock with a nonconforming setback.
- **VARIANCE 2: Sec. 62-74(2):** A variance to install a platform boatlift resulting in a dock which is 26' in width, in lieu of the 10' maximum width permitted.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Surrounding Properties / Zoning			
North	2002 Two-story residential w/ DOCK / R-B		
South	1935 Three-story residential w/ DOCK / R-B		

East	1955 Two-story residential / R-B
West	Lake Worth Lagoon

STAFF ANALYSIS:

The subject property is a waterfront property along Lake Worth Lagoon. The applicant is seeking to install a new proposed 16'-0" by 34'-0" deck boat lift for an existing dock. The proposed deck boat lift will be surrounded on the south and west sides by an existing concrete dock. By adding the deck boat lift, an

approximately 32'-4" section of the dock will be increased from approximately 9'-10" in width to 26'-0" in width, which exceeds the 10'-0" maximum dock width permitted by Code. This section of the Code will be examined by the zoning code consultant, as the 2021 ordinance inadvertently resulted in many new boat lifts requiring variances when installed adjacent to existing marginal docks. To note, the location of the deck boat lift is also approximately 15'-9" from the extended south side property line, which does not comply with the 25' setback requirement; however, the existing dock is only 7'-2" from the extended south side property line, and is a legal nonconforming condition. Staff has no objections to the requests.

WRB:JGM

